

# CPC Minutes of March 15, 2011

A regular meeting of the City Plan Commission (CPC) was held on Tuesday, March 15, 2011 at 4:45 p.m. in the Department of the Planning and Development (DPD) 4<sup>th</sup> Floor Auditorium, 400 Westminster Street, Providence, Rhode Island.

Opening Session

Call to order: Chairman Durkee called the meeting to order at 4:46 p.m.

Members Present: Chairman Stephen Durkee, Vice Chairman Harrison Bilodeau, Andrew Cortes, Meredyth Church, Ina Anderson, Luis Torrado

Staff Present: Robert Azar, Melanie Army and Choyon Manjrekar. Jeffrey Padwa, City Solicitor

Approval of meeting minutes from February 15, 2011: Mr. Cortes made a motion seconded by Mr. Bilodeau to approve the minutes. All voted in favor.

Mr. Azar asked that Mr. John Garrahy, the attorney for Agenda Item 2, Case no. 10-031MI be heard out of order to request a continuance. Mr. Garrahy formally requested the continuance. Mr. Bilodeau made a motion seconded by Mr. Cortes to continue the item to the April 12, 2011 meeting. All voted in favor.

## PROVIDENCE TOMORROW

### **1. Comprehensive Plan Update - Presentation of first group of proposed updates to Providence Tomorrow: The Interim Comprehensive Plan based on the results of neighborhood charrettes and public input**

Melanie Army presented an overview of the updates, which would be elaborated at future meetings. The update process began in 2010 after meeting with department heads, creating neighborhood and special area plans and incorporating details from Greenprint Providence and Creative Providence into the new version. The format mostly remains unchanged, appendices will be updated upon completion of census data. She presented an overview of changes by chapter. Chapter 2, Moving Forward, has been updated to reflect the economic climate with the housing market listed as a challenge. A greater emphasis is placed on sustainability with strategies on composting, recycling, stormwater runoff, floodplain management and coastal resource management in addition to the Priorities of Greenprint Providence. Updates to Chapter 4, The Built Environment, include elimination of the State Historic Tax Credit, information on the I-Way, green design and transit oriented development. Chapter 5, Business and Jobs, includes strategies on the recession, green economy, knowledge economy, transit as a tool for development and growing jobs. Ms. Army said updates to Chapter 6, Housing, include the cost of housing, the evolving housing market, success using neighborhood stabilization funds and the goals of integrating housing and transit. Foreclosures are also discussed. Updates to mobility in Chapter 7 include more information about Transit 2020, the Core Connector study, alternative transport like biking and intermodal connections. Chapter 8 on Arts and Culture has been changed to include objectives from the Creative Providence plan.

Ms. Army said changes to Chapter 9, People and Public Spaces includes updates on new facilities, increase in bike trails, programming challenges and preservation of park resources with new guidelines on Community Gardens. Chapter 10, Community Services and facilities has updates on Water, Lead replacement projects, solid waste disposal and updates on the Providence Community Library.

Ms. Army said that there are minor changes to Chapter 11, which reflects the fact that neighborhood plans have been used to influence the document. Chapter 12, the Waterfront has minor changes to text on Allens Avenue, includes text on the expansion of Provport and partnerships with Johnson and Wales University and Save The Bay. The Section has been updated based on the Waterfront Plan. Housing as a permitted use has been deleted. There are no changes to the rivers and pond section. Chapter 13, Implementing the plan has minor text updates. Text referring to achieved goals in the section on five year updates has been struck through. For example, the creation of neighborhood plans.

Ms. Army said the changes will be reviewed by the CPC in upcoming months. The appendices will be updated with census information. The plan update will be valid for 5 or 10 years pending state legislation on Comprehensive Plan requirements. Mr. Azar said the document was viewable at the Department's website. Mr. Andrew Teitz asked if there was a target for the adoption process. Ms. Army said she hoped to have the plan submitted to the Statewide Planning Department in the fall. Mr. Teitz asked where the document could be found on the website and requested that an email with the document link be sent out. A discussion ensued on the process of approving the plan.

## **INSTITUTIONAL MASTER PLAN**

### **3. Community College of Rhode Island (CCRI) – Providence Liston Campus - Amendment to the CCRI Institutional Master Plan for inclusion of a new landscaped parking area – for action (Upper South Providence)**

Mr. Luis Torrado recused himself from the item due to a conflict of interest and left the meeting. Mr. Azar said that the Providence CCRI campus operated with an internal plan from 2000, which would be amended to reflect an expansion of parking facilities and other changes. Mr. David D'Amico of DeTec engineering, Bill Ferland, CCRI Director of Engineering, Ken McCabe Director of physical plant and CCRI Associate Director David Snow presented the plan. Mr. D'Amico said AP 45 Lot 381, which was zoned R-3 but not part of the Institutional Overlay Zone would be improved but have no parking spaces. He said the amendment proposed to develop a 62 space parking lot with the main entrance from Hilton Street including paving the sidewalk around the parking lot with removal and resetting of the sidewalk along Milk Street. An ornamental fence will be used along the development's perimeter. A solid vinyl fence will be used along lots that border residences. The lot will be internally lit with a center island to enhance landscaping. Mr. D'Amico also explained the subsurface drainage system, which was not part of the site plan, but would be submitted to the Department of Public Works. Mr. D'Amico said the lot required 8,000 SF of canopy coverage, but provided approximately 16,000 SF, in excess of what the Ordinance requires.

A discussion on neighboring property ensued. Mr. Cortes said he appreciated an explanation of the drainage plan. Mr. Azar said Institutional Master Plan approval did not require an explanation of drainage to the CPC but was required when applying for permits. Ms. Anderson asked who would maintain the sidewalks. Mr. Azar said they would be maintained by CCRI per the City Ordinance. A discussion on the use and operation of the lot ensued. Mr. Azar recommended to the Commission that the Master Plan be approved with the condition that the applicant conduct a public informational meeting. Mr. D'Amico said CCRI had already conducted the meeting. Mr. McCabe said owners of three abutting properties attended the meeting and were satisfied with the changes.

Mr. Cortes made a motion seconded by Ms. Anderson to approve the plan subject to documentation of the public meeting administratively being made part of the record. All voted in favor.

Mr. Cortes made a motion seconded by Mr. Bilodeau to adjourn the meeting. All voted in favor.

The meeting adjourned at 5:35 pm.

Respectfully Submitted,



Choyon Manjrekar,  
Recording Secretary